



PCMA
ESTATE AGENTS

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Price £475,000

We welcome to the market this DETACHED THREE BEDROOM FAMILY HOME nestled on a tranquil, sought-after cul-de-sac in Hastings, Boasting a spacious DOUBLE DRIVEWAY and an expansive DOUBLE GARAGE. This residence is complemented by a meticulously LANDSCAPED REAR GARDEN and an inviting sun terrace offering BREATH-TAKING VISTAS of the picturesque townscape, with far-reaching SEA VIEWS.

Embrace the epitome of modern living with comforts such as gas-fired central heating and double-glazed windows seamlessly integrated throughout the home. Originally crafted in 1997 by London & Southern Developments Limited, this residence presents boundless potential for expansion, as neighbouring properties were built with single garages with additional living spaces rather than the double garage.

Upon crossing the threshold, a functional porch welcomes you into an inviting interior. Delight in the spacious, DUAL ASPECT LOUNGE-DINING ROOM, offering direct access to the rear garden, while a SUN TERRACE beckons at the front, promising serene moments gazing at the sea-kissed horizon. The well-appointed kitchen, GENEROUS BEDROOM, and convenient WC/UTILITY ROOM complete the ground floor layout, ensuring every need is met with style and practicality. Ascend the staircase to discover two additional DOUBLE BEDROOMS adorned with FITTED WARROBES, alongside a contemporary bathroom design. Perfectly positioned within close proximity to popular local schools and nearby local amenities.

Please contact the owners agents to arrange your viewing

UPVC DOUBLE GLAZED PORCH

Tiled flooring, lighting, windows to both front, rear and side elevations, double glazed door to:

ENTRANCE HALL

Coving to ceiling, radiator, down lights, large storage cupboard, cloaks cupboard, door to:

LOUNGE-DINER

21'7 max x 14'9 max narrowing to 8'4 (6.58m max x 4.50m max narrowing to 2.54m)

Stairs rising to upper floor accommodation, two radiators, coving to ceiling, television point, dual aspect with double glazed sliding patio doors to rear providing outlook and access to the garden, double glazed sliding patio doors to front aspect allowing access onto the sun terrace and townscape views can be enjoyed from here over rooftops, across Hastings and out to sea.

KITCHEN

10'3 x 8'3 (3.12m x 2.51m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with extractor over and waist level oven, separate oven and grill and a built in microwave, resin drainer-sink with mixer tap, space for tall fridge freezer, dishwasher, cupboards and drawers are fitted with soft close hinges, coving to ceiling, down lights, part tiled walls, tile effect laminate flooring, double glazed window and door to rear aspect allowing for a pleasant outlook and access onto the garden.

BEDROOM

9'7 x 9'7 (2.92m x 2.92m)

Wall mounted column style vertical radiator, telephone point, dual aspect room with double glazed windows to side aspect and a double glazed box bay window to front allowing for a good level of light to enter the room and a lovely outlook over rooftops and out to sea.

WC/ UTILITY

5'8 x 5'5 (1.73m x 1.65m)

Excluding door recess, extractor fan for ventilation, coving to ceiling, radiator, dual flush low level wc, vanity enclosed wash hand basin with mixer tap and tiled splashback, space and plumbing for washing machine, wall mounted cupboard, double glazed obscured glass window to rear aspect.

FIRST FLOOR LANDING

Coving to ceiling, down lights, Velux window to front aspect, doors opening to:

BEDROOM ONE

16'4 onto bay x 11'6 (4.98m onto bay x 3.51m)

Practical range of built in/ fitted wardrobes and storage by the way of drawers, radiator, down lights, coving to ceiling, double glazed window to front aspect with glorious views extending over the rooftops of Hastings and out to sea.

BEDROOM TWO

12' into bay x 9'7 (3.66m into bay x 2.92m)

Currently utilised as a dressing room with a range of built in and fitted wardrobes but this room could be easily re-instated into a bedroom with the removal of cupboards and wardrobes. Radiator, coving to ceiling, loft hatch providing access to loft space, double glazed window to front aspect allowing for lovely views over rooftops and out to sea.

BATHROOM

P shaped panelled bath with mixer tap and shower over having waterfall style shower head with a further hand-held shower attachment, glass shower screen, concealed cistern dual flush low level wc, vanity enclosed wash hand basin with mixer tap, tile effect laminate flooring, inset down lights, ladder style heated towel rail, wall mounted mirror with lighting and demisting function, double glazed obscured glass window to rear aspect.

OUTSIDE - FRONT

Double width driveway providing off road parking for at least two vehicles, area of lawn, steps with built in lighting to the front door.

SUN TERRACE

19'1 x 7'10 (5.82m x 2.39m)

Offering additional outside space to the front, with metal balustrade and stunning views across Hastings and out to sea.

REAR GARDEN

Terraced and mainly laid with decked patio offering ample outside space to sit out and enjoy/ entertain. There are outside power points, pathway around the property and leading to the front and the garden backs onto an area of woodland. Sea views can be enjoyed from the decked patio. There is a sunken ornamental pond planted with Lilies, an outside water tap, security lighting and gated side access to front.

GARAGE

19'5 x 19'2 with additional 9'9 x 7'4 (5.92m x 5.84m with additional 2.97m x 2.24m)

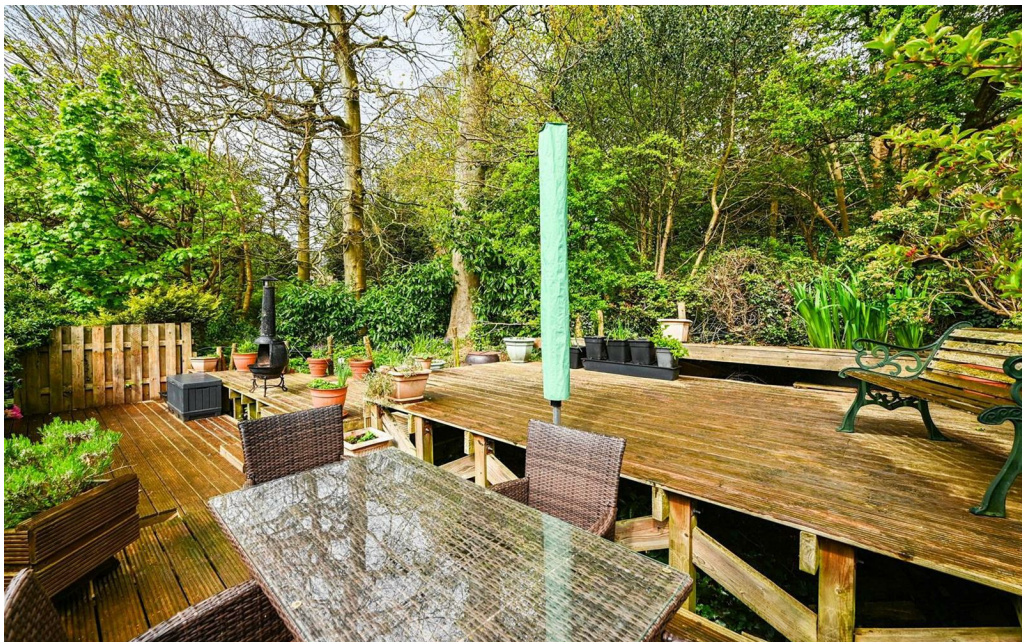
Power and light, twin electric roller doors.

NOTE

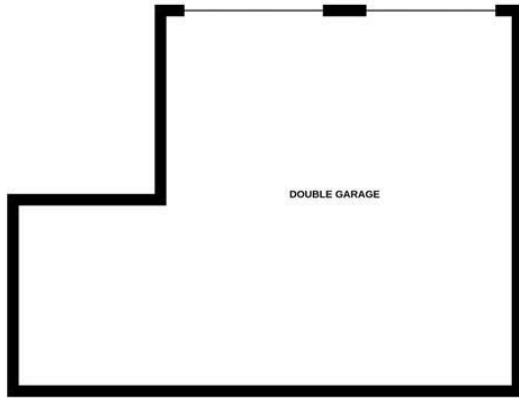
When the property was built the developers offered the option of a single garage with further accommodation downstairs by stairs descending from the entrance hall to provide additional study/ living space/ ancillary accommodation.



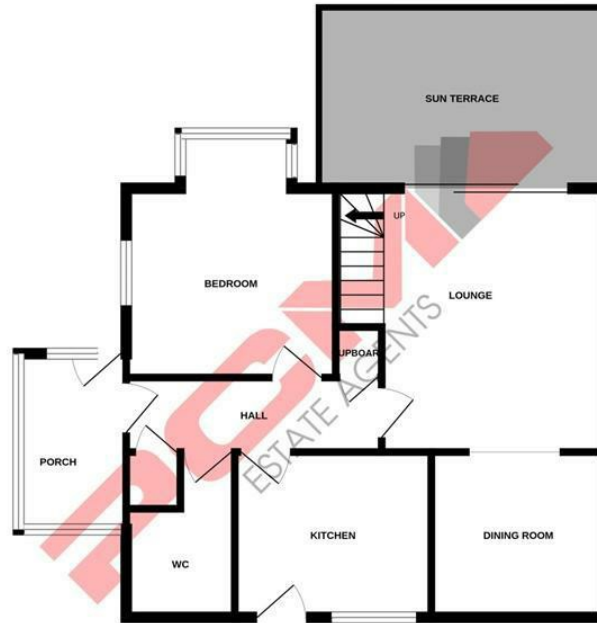




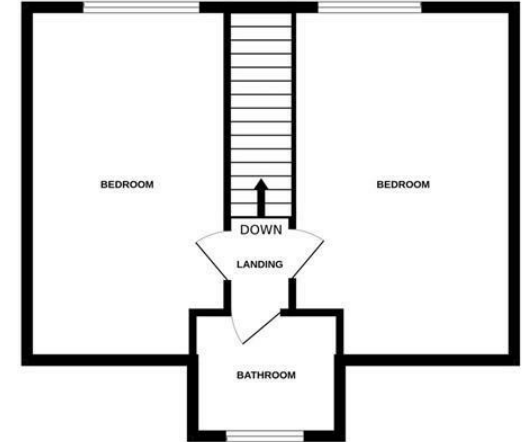
STREET LEVEL



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.